



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-04177

Application	General Data
Project Name: BANAN FOREST Location: North side of Edison Lane, approximately 1,500 feet east of the intersection of Cheltenham Avenue and Dangerfield Road. Applicant/Address: Shelby Homes, LLC. 16916 Queen Anne Bridge Road Bowie, MD. 20716	Date Accepted: 12/9/04
	Planning Board Action Limit: 5/12/05
	Plan Acreage: 10.0
	Zone: R-R
	Lots: 19
	Parcels: 0
	Planning Area: 81A
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 212SE08

Purpose of Application	Notice Dates
SINGLE-FAMILY RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:
	10/14/04
	03/29/05

Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-04177
Banan Forest Lots 1-19

OVERVIEW

The subject property is located on Tax Map 117, Grid C-3, and is known as Parcel 123. The property is an acreage parcel never having been the subject of a record plat of subdivision. Parcel 123 is vacant, approximately 10 acres, and zoned R-R. The applicant is proposing to subdivide the property into 19 lots for the construction of single-family dwelling units in conformance with the conventional standards of the R-R Zone.

The development of this property is subject to CB-89-2004 as discussed further in Findings 2 and 3 of this staff report. CB-89-2004 establishes the adequacy of fire/rescue and police response times. The response times are not adequate pursuant to Sections 24-122.01(e)(1)(D) and (E) of the Subdivision Regulations. Therefore, staff is compelled to recommend disapproval of this preliminary plan of subdivision.

SETTING

The property is located on the north side of Edison Lane approximately 1,500 feet from its intersection with Cheltenham Avenue in Cheltenham. The surrounding properties are zoned R-R and are generally developed with single-family dwelling units. The property is southeast of Andrews Air Force Base.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-R	R-R
Use(s)	Single-family dwellings	Single-family dwellings
Acreage	10.00 acres	10.00 acres
Lots	0	19
Parcels	1	0
Dwelling Units:		
Detached	0	19

2. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed this subdivision for adequacy of fire and rescues services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulations.

The Prince George's County Fire/EMS Department has determined that this preliminary plan is located in Fire Box number 25-02. The 12-month average response times are:

Engine: 8.32 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Basic Life Support: 9.10 minutes, which is above the required 6.00-minute response time in areas outside the Rural Tier.

Advanced Life Support: 11.02 minutes, which is above the required 10.00-minute response time in areas outside the Rural Tier.

Pursuant to Section 24-122.01(e)(2) of the Subdivision Regulations: "If any of the required statements in this subsection are not provided that meet the criteria specified in this Section then the Planning Board may not approve the preliminary plat." (CB-89-2004)

Therefore, staff is compelled to recommend disapproval of the preliminary plan of subdivision due to the inadequacies set forth above.

The Fire Chief reported that the current staff complement of the Fire Department is 95 percent, which is within the standard of CB-89-2004.

The Fire Chief has reported, by letter dated December 17, 2004, that the department has adequate equipment to meet the standards stated in CB-89-2004.

3. **Police Facilities**—The Historic Preservation and Public Facilities Planning Section has determined that this preliminary plan is located in District V. The preliminary plan has been reviewed in accordance with Section 24-122.01(e)(1)(D) of the Subdivision Regulations.

The Prince George's County Police Department report that the average yearly response times for that district are 26.96 minutes for non-emergency calls, which does not meet the standard of 25.00 minutes, and 12.84 minutes for emergency calls, which does not meet the standard of 10.00 minutes for emergency calls.

Pursuant to Section 24-122.01(e)(2) of the Subdivision Regulations: "If any of the required statements in this subsection are not provided that meet the criteria specified in this Section then the Planning Board may not approve the preliminary plat." (CB-89-2004)

Therefore, staff is compelled to recommend disapproval of the preliminary plan of subdivision due to the inadequacies set forth above.

The Police Chief reported that the current staff complement of the Police Department is 1,302 sworn officers and 43 student officers in the academy for a total of 1,345 personnel, which is within the standard of 1,278 officers.

RECOMMENDATION

DISAPPROVAL DUE TO INADEQUATE FIRE, RESCUE AND POLICE SERVICES AND PURSUANT TO 24-122.01(e)(2) OF THE SUBDIVISION REGULATIONS